



Charming 2 Bed Medieval House For Sale In Carbonne France

Agent Info

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Listing details

Property for:	Sale
Price:	USD 162,845.4

Location

Country:	France
ZIP code:	31390
Posted:	May 26, 2026
Description:	Charming 2 Bed Medieval House For Sale In Carbonne France

Esales Property ID: es5555059

5 Place du Bariot
Carbonne
Hte-Gar
31390
France

A Rare Piece of History: Reconstructed 13th-Century Gem in Carbonne, France

Nestled in the heart of Carbonne, a vibrant bastide town in Southwest France, lies a property that defies the standard definitions of real estate. Founded in 1256, with structural evolutions spanning the 15th century, this home is officially the oldest structure in town. Once an abandoned medieval ruin, it has been painstakingly reconstructed and modernized, offering a living experience that bridges seven centuries of history with the absolute pinnacle of contemporary comfort.



A Masterpiece of Restoration

The journey of this home is as compelling as its architecture. Following decades of neglect, a comprehensive reconstruction began in 2008. Unlike many 'renovations' that merely mask age, this was a ground-up rebirth. The sale includes an extensive historical dossier and a complete photographic archive documenting every stage of the construction, ensuring the next custodian understands the soul of the stones beneath them.

Stepping inside, you are greeted by an expansive 800+ square foot layout that prioritizes volume and light—elements often missing in medieval builds. The upper level is truly breathtaking, featuring soaring 16-foot ceilings that create an atmosphere of cathedral-like grandeur. The design seamlessly integrates original medieval character with high-end modern amenities, including a brand-new 3-zone Inverter Minisplit A/C system, providing silent, efficient climate control throughout the changing seasons of the Haute-Garonne.

Turnkey Luxury: Just Bring Your Suitcase

This is not a project; it is a sanctuary ready for immediate occupancy. Having served as a cherished residence for the past several years, the home is being offered fully furnished and fully equipped. From the high-end kitchen tools and fine linens to the 'invisible' essentials of daily life, everything is in place.

The property is a haven for the modern digital nomad or the discerning retiree:

- * Living Spaces: A massive living room and kitchen area designed for entertaining, complemented by a charming private terrace for morning café au lait or evening Gaillac wine.
- * Accommodations: Two serene bedrooms and 1.5 modern bathrooms.
- * Technology: The home comes equipped with an iMac computer and a massive, high-fidelity stereo system specifically tuned to the room's unique acoustics.

The Heart of Southwest France

Carbonne is a bustling, authentic French town located just south of Toulouse. Unlike the sterilized tourist traps of the Riviera, Carbonne offers the 'Real France.' Here, life revolves around the weekly markets, local boulangeries, and the gentle flow of the Garonne River. While the town is welcoming, it remains a place where English is rarely spoken—offering a true immersion into French culture and language.

After 25 years of stewardship in this community, the current owner is reducing international holdings, leaving behind a legacy that is likely the only offering of its kind in the world.

Investment & Lifestyle Opportunity

Whether you are seeking a lock-up-and-go holiday retreat, a permanent residence with historical gravity, or a unique asset in one of France's most stable regions, this medieval reconstruction is unparalleled. It offers the structural integrity of a new build with the unmistakable aura of the Middle Ages.



Price and viewing details available upon request for serious inquiries. This is more than a house; it is a 770-year-old story waiting for its next chapter.

ABOUT THE AREA

Carbonne is a vibrant and historic bastide town situated in the Haute-Garonne department of Southwest France, approximately 40 kilometers south of Toulouse. Founded in 1256 at the scenic confluence of the Garonne and Arize rivers, it serves as the gateway to the Volvestre region. The town is characterized by its authentic French atmosphere, where medieval history meets the relaxed pace of Occitanie life, far removed from the more commercialized tourist corridors.

Architecturally, Carbonne retains fascinating echoes of its past, including the 13th-century Church of Saint Laurent and the notable 16th-century Governor's House Tower. One of its most distinctive landmarks is the 19th-century Market Hall, an impressive structure that utilizes intricate ironwork inspired by the style of Gustave Eiffel. The town's layout, with its narrow lanes and traditional red-brick buildings, reflects its heritage as a fortified market town that survived the regional turmoil of the Middle Ages.

The town is a cultural hub for the surrounding countryside, hosting a popular weekly market every Thursday that has been a tradition since its 13th-century charter. Visitors and residents enjoy a rich blend of nature and art, with the Abbal Museum and its sculpture gardens providing a creative centerpiece. Its location is strategically positioned between the metropolitan energy of Toulouse and the majestic peaks of the Pyrenees, offering easy access to riverside strolls along the Garonne or hiking in the nearby regional natural parks.

For those traveling from abroad, the nearest airport is Toulouse–Blagnac Airport (TLS), located about 45 kilometers (28 miles) to the north. The journey is exceptionally convenient, taking roughly 35 minutes by car via the A64 motorway. Additionally, Carbonne is well-served by a direct rail link; frequent regional trains (TER) connect the Gare de Carbonne to the center of Toulouse in approximately 30 minutes, making it an ideal 'lock-up-and-go' destination for international owners.

MAiN FEATURES:

- * 65m² of living space
- * 2 Bedrooms
- * 2 Bathrooms
- * Stunning Views
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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New: Yes



Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	65 sq m
Lot Size:	65 sq m

Rental details

Furnished:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.505.288
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